



City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

Plan Commission Minutes March 7, 2019

CALL TO ORDER

Mark Davis called the meeting of the Plan Commission to Order on Thursday, March 7, 2019, at 7:00 PM.

PLEDGE OF ALLEGIANCE & SWEAR IN

The Pledge of Allegiance was recited and the Petitioners and audience who want to speak were asked to remain standing to be sworn in.

ATTENDANCE/ROLL CALL

Members Present: Mark Davis, Shirley Howard, Don Luddeke, Mary Jo Akeman, Peggy Cunningham, Don Scaturro, Wayne Reuter, Ritch Alexander and Frank Orris. Excused absence John Janek and Roger Tracy. Also present were: Zoning Administrator Steve Willaredt, Alderman Don Thompson, Andy Mathes, Dan McDowell and Alderman Tim Elliott.

MINUTES/AGENDA

Motion to approve the Minutes from the previous meeting November 11, 2018 and this evening's Agenda was made by Wayne Reuter and second by Don Scaturro. All in favor. Motion carried.

COMMENTS BY THE CHAIRMAN

Mark Davis stated to the Petitioners, the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Tuesday, March 19, 2019.

COUNCIL REPORT

Dan McDowell stated the City Council had No Report at this time.

PETITIONER (1): **All City Harrison Electric**
 2804 Edwards St
 22-1-20-17-19-401-028

Mark Davis stated this is a request to amend the Zoning Ordinance #3818, to change zoning classification of said real estate from R-2 Single Family Residential District to C-5 Highway Commercial District.

Thomas Harrison gave a background on Harrison Electric Company and the desire to expand the lot in which he purchased behind his home and business at 2406 Nameoki Road which is zoned C-5. He would like to build a garage on the lot for storage of equipment and vehicles. That it will not become a place to store scrap. His goal is to have the whole property zoned commercial.

Don Scaturro inquired about lighting of property.

Tom Harrison stated that lighting has already been installed

Mark Davis stated that lighting will need to be aimed at the property and not toward other properties.

Wayne Reuter asked about noise from the business.

Tom Harrison replied that there would be no excessive noise.

Mary Jo conveyed concerns with the C-5 encroaching into the neighborhood and stated that a special use would have been a better option.

Steve Willaredt stated that the petitioner requested the Zoning Change not a Special Use.

There was no further comment for or against this petition.

MOTION by Don Scaturro, second by Peggy Cunningham to approve the request to amend the Zoning Ordinance #3818, to change zoning classification of said real estate from R-2 Single Family Residential District to C-5 Highway Commercial District. All in favor. Motion carried.

ROLL CALL VOTE

| | | | | | |
|-------------------------|------------|---------------------|------------|-----------------------|------------|
| Mark Davis | Yes | Don Luddeke | Yes | Mary Jo Akeman | Yes |
| Peggy Cunningham | Yes | Don Scaturro | Yes | Wayne Reuter | Yes |
| Ritch Alexander | Yes | Frank Orris | Yes | | |

PETITIONER (2): **Megan Carney**
 2001 Pontoon Rd
 Parcel # 22-2-20-05-20-406-011

Mark Davis stated this is a request for a Request for Non-Conforming Special Exemption Use Permit, to allow the Establishment of a Chiropractic Office in the Residence in a District Zoned R-2

Petitioner Megan Carney stated that her goal is to open a Chiropractic practice in the back part of her property. She explained she will only be seeing 1 patient at a time so her current parking of 3 spaces would be sufficient and would not require on street parking. At the most she would have is 2 cars at a time.

Mark Davis asked if this would be done inside the house and that no addition or building would be required. Megan Carney stated that it will be inside of the current property.

Mary Jo Akeman inquired if the property was also her residence. Megan Carney responded yes.

Karen Roberston of 1839 Primrose stated that her property is adjacent to the property in question and she had some concerns regarding parking. But with all of the discussion thus far, those questions have been answered.

Mark Davis explained that this process can restrict the parking if necessary.

Karen Robertson also inquired about the Special Use and would it expire with the sale of property. Mark Davis explained that yes it would.

Susan Bernaix 1840 Primrose questioned the parking, alley use and what would happen once business would begin to grow.

Megan Carney explained that her intention is to grow her business, but when it does her plans are to relocate.

Mark Davis explained that overflow parking could be on Pontoon Rd.

Steve Willaredt confirmed with Megan Carney that there was an existing fence at the rear of the property and that it is in compliance.

There was no further comment for or against this petition.

MOTION by Mary Jo Akeman, second by Don Luddeke to request for Non-Conforming Special Exemption Use Permit, to allow the Establishment of a Chiropractic Office in the Residence in a District Zoned R-2. All in favor. Motion carried.

ROLL CALL VOTE

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|-------------------------|------------|---------------------|------------|-----------------------|------------|
| Mark Davis | Yes | Don Luddeke | Yes | Mary Jo Akeman | Yes |
| Peggy Cunningham | Yes | Don Scaturro | Yes | Wayne Reuter | Yes |
| Ritch Alexander | Yes | Frank Orris | Yes | | |

The Special & Non-Conforming Use Checklist was completed by Commission member Peggy Cunningham.

- a). **Hours of Operation limited to: 8:00 a.m. to 8:00 p.m. Monday-Saturday**
- b). **Days of operation: 6 days per week.**
- c). **Signage limited to: must comply with sign ordinance**
- d). **Screening required: Yes**
- e). **Additional parking required: Limited to 3 parking off street parking spots**
- f). **Any additional exterior lighting permitted? No**
- g). **Is there a need to address storm water run-off? No**
- h). **Does permit expire with change of ownership and/or use? Yes**
- i). **Is re-application necessary to intensify use? Yes**
- j). **Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes**
- k). **Additional requirements: None**

Motion by Ritch Alexander, second by Frank Orris to approve the Special Use & Non-Conforming Checklist for 2001 Pontoon Rd.

ROLL CALL VOTE

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|-------------------------|------------|---------------------|------------|-----------------------|------------|
| Mark Davis | Yes | Don Luddeke | Yes | Mary Jo Akeman | Yes |
| Peggy Cunningham | Yes | Don Scaturro | Yes | Wayne Reuter | Yes |
| Ritch Alexander | Yes | Frank Orris | Yes | | |

NEW BUSINESS-None

UNFINISHED BUSINESS

City Attorney Derek Filcoff explained the language and specifications requested by Solar Stone for the Solar Farm at 2550 Maryville Rd. Petitioner St Johns UCC.

The request was to change the original Special Exemption To allow the property at 2550 Maryville Rd to be used for a Solar Energy Conservation System, in a District Zoned C-3, on November 20, 2018 and expires with intensification or change in ownership.

Derek Filcoff explained that the:

Expiration Date: Expires with intensification or change in use. If at any point in the future the current owner of the underlying property or SolarStone Illinois, LLC intend to transfer their/its interest in the property or facility, the Granite City Building and Zoning Administrator shall be notified in writing and provided all necessary information pertaining to the new entities or parties involved.

Description of the Special Exemption: to allow the property to be used as a Solar Energy Conservation System in a District Zoned C-3 subject to the following conditions 1) no overweight or oversized loads to be delivered to the site, 2) all vegetation, shrubbery, or other planting shall be well maintained and keep free of noxious weeds and invasive plants, 3) the owner shall keep the property in compliance with all Madison County and Granite City Ordinances and the Solar Energy Conservation System shall remain complaint with the Illinois Agricultural Impact Mitigation Agreement Decommissioning standards. The owner's failure to adhere to the conditions of the special use permit will cause revocation of the same and require immediate removal of the solar project from the site.

Motion by Wayne Reuter, second by Mary Jo Akeman to accept the language change in the Special Use for 2550 Maryville Rd, St John UCC. Motion carried.

ROLL CALL VOTE

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|-------------------------|------------------|---------------------|------------|-----------------------|------------|
| Mark Davis | Yes | Don Luddeke | Yes | Mary Jo Akeman | Yes |
| Peggy Cunningham | Yes | Don Scaturro | Yes | Wayne Reuter | Yes |
| Ritch Alexander | Abstained | Frank Orris | Yes | | |

Motion by Don Scaturro, seconded by Peggy Cunningham to adjourn the Plan Commission meeting. All in favor. Motion carried.

Respectfully submitted,
Melanye Weinholder
Secretary,
Plan Commission

PLAN COMMISSION ADVISORY REPORT
Hearing Date: March 7, 2019

PETITIONER: **All City Harrison Electric**
 2804 Edwards St
 22-1-20-17-19-401-028

MOTION by Don Scaturro, second by Peggy Cunningham to request to amend the Zoning Ordinance #3818, to change zoning classification of said real estate from R-2 Single Family Residential District to C-5 Highway Commercial District. All in favor. Motion carried.

ROLL CALL VOTE

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| Mark Davis | Yes | Don Luddeke | Yes | Mary Jo Akeman | Yes |
| Peggy Cunningham | Yes | Don Scaturro | Yes | Wayne Reuter | Yes |
| Ritch Alexander | Yes | Frank Orris | Yes | | |

*****end of Advisory Report*****

PLAN COMMISSION ADVISORY REPORT

Hearing Date: March 7, 2019

**Petitioner: Megan Carney
2001 Pontoon Rd
Parcel # 22-2-20-05-20-406-011**

MOTION by Mary Jo Akeman, second by Don Luddeke to request for Non-Conforming Special Exemption Use Permit, to allow the Establishment of a Chiropractic Office in the Residence in a District Zoned R-2. All in favor. Motion carried.

ROLL CALL VOTE

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|-------------------------|------------|---------------------|------------|-----------------------|------------|
| Mark Davis | Yes | Don Luddeke | Yes | Mary Jo Akeman | Yes |
| Peggy Cunningham | Yes | Don Scaturro | Yes | Wayne Reuter | Yes |
| Ritch Alexander | Yes | Frank Orris | Yes | | |

*****end of Advisory Report*****